034.0	0003	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	468,700 / 468,700
					USE VALUE:	468,700 / 468,700
					ASSESSED:	468,700 / 468,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
97		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WRIGHT KEVIN B & GLORIA M
Owner 2:	
Owner 3:	
Street 1:	97 SUNNYSIDE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WRIGHT KEVIN B & GLORIA M -
Owner 2:	-
Street 1:	97 SUNNYSIDE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474-3822

NARRATIVE DESCRIPTION

This parcel contains 3,027 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Clapboard Exterior and 984 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3027.000	141,800		326,900	468,700
Total Card	0.069	141,800		326,900	468,700
Total Parcel	0.069	141,800		326,900	468,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 476.32 | /Parcel: 476.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 23539

GIS Ref

GIS Ref

Insp Date 12/07/18

!2792!

PREVIOUS ASSESSMENT

Parcel ID 034.0-0003-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	141,800	0	3,027.	326,900	468,700	468,700	Year End Roll	12/18/2019
2019	101	FV	114,400	0	3,027.	296,300	410,700	410,700	Year End Roll	1/3/2019
2018	101	FV	114,400	0	3,027.	280,900	395,300	395,300	Year End Roll	12/20/2017
2017	101	FV	114,400	0	3,027.	245,200	359,600	359,600	Year End Roll	1/3/2017
2016	101	FV	114,400	0	3,027.	209,400	323,800	323,800	Year End	1/4/2016
2015	101	FV	89,700	0	3,027.	194,100	283,800	283,800	Year End Roll	12/11/2014
2014	101	FV	89,700	0	3,027.	160,900	250,600	250,600	Year End Roll	12/16/2013
2013	101	FV	89,700	0	3,027.	153,200	242,900	242,900		12/13/2012

PRINT

Date	Time
12/10/20	18:08:44

LAST REV

Date	Time
05/14/19	14:12:49

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2792

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FAXON GENE C	30578-348		8/24/1999		175,000	No	No		
ROBERTS RADCLYF	27689-589		9/19/1997		140,000	No	No		Y

USER DEFINED

Prior Id # 1:	23539
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	MEAS&NOTICE	CC	Chris C
1/16/2009	Meas/Inspect	336	PATRIOT
6/14/2000	MLS		
2/20/2000	Mailer Sent		
2/18/2000	Measured	270	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3027		Sq. Ft.	Site		0	64.	1.69	3									326,918						326,900	

Total AC/HA: 0.06949 | Total SF/SM: 3027 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 326,918 | Spl Credit | Total: 326,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.93415660
Adj $ / SQ:	126.111
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	205437
Depreciation:	63686
Depreciated Total:	141752

COMMENTS

COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

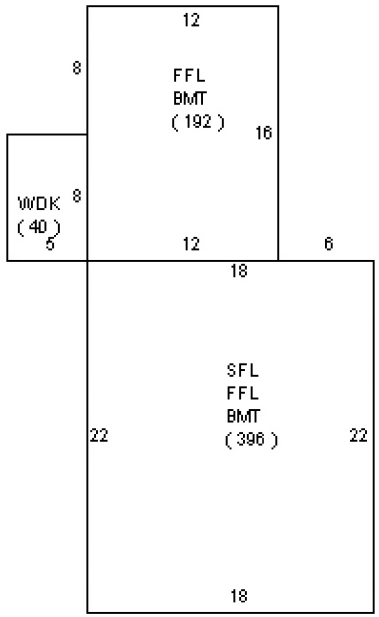
No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.11
Special Features:	0	Val/Su Net:	87.97
Final Total:	141800	Val/Su SzAd	144.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	588	37.830	22,246
FFL	First Floor	588	126.110	74,153
SFL	Second Floor	396	126.110	49,940
WDK	Deck	40	14.950	598

Net Sketched Area:	1,612		Total:	146,937	
Size Ad	984	Gross Are	1612	FinArea	984

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

034.0-0003-0020.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	